



CITY OF DONALD

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 23, 2022 at 6:45 p.m.** the Donald Planning Commission will conduct a public hearing to consider and decide upon the following request.

FILES: SDR 2022-01 / LLA 2022-01, Pacific Lumber Facility

APPLICANT: VLMK Architects

OWNER: Pacific-Hillsboro Land LLC

REQUESTS:

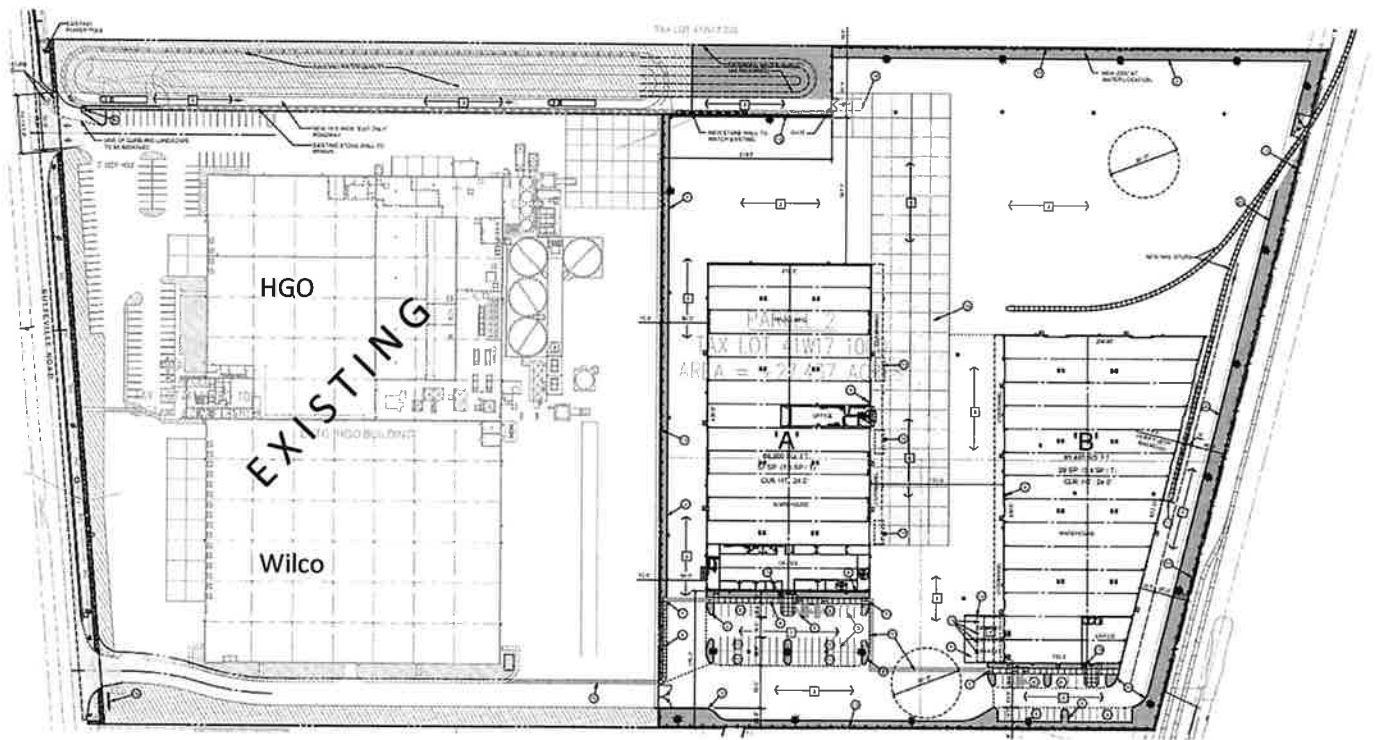
1. Site Development Review approval for the development of two pre-engineered metal industrial buildings and a new railroad spur, in support of Pacific Lumber's relocated lumber distribution and truss manufacturing operations. Building A will house offices, warehousing, truss manufacturing operations, and a small wholesale will-call counter for customers to complete their transactions to pick up lumber and related materials. Also included in the office area will be a small caretaker's residence. Building B will be a rail-served building for lumber and plywood storage and will receive material from a new railroad spur at the east side and from trucks at the west and north sides. Building B will also have a small office area. Primary access to Butteville Road will be the existing shared southern driveway at HGO/Wilco. Applicant proposes secondary exit-only driveway merged with existing northern driveway. Existing stormwater detention basin for industrial complex will be reconfigured to accommodate northern driveway.
2. Lot Line Adjustment application proposes to consolidate three subject properties into one parcel prior to build out, and to extend Tract A to the east to accommodate a modified longer narrower storm water detention basin.

LOCATION: Behind Hazelnut Growers of Oregon (HGO) and Wilco, in the Donald Industrial Park.

ADDRESS	SUB. LOT	TAX LOT	SIZE	ZONE
21290 Butteville Rd NE	DIP No. 2, Lot 6	041W17BD00700	9.53 acres	EI
21270 Butteville Rd NE	DIP No. 2, Lot 7	041W17BD00800	2.66 acres	EI
21280 Butteville Rd NE	DIP, Lot 4	041W17BD00900	2.71 acres	EI
N/A	DIP, Tract A	TL 041W170002700	1.69 acres	EI

CRITERIA: Donald Development Ordinance (DDO) Sections 2.116 Employment Industrial (EI), 2.3 General Development Standards, 3.106 Site Development Review, 3.104 Lot Line Adjustments.

PROPOSED SITE PLAN FOR PACIFIC LUMBER:



PUBLIC HEARING:

The Donald Planning Commission will hold a public hearing on the proposed development described above, prior to making a decision on the application. Persons wishing to speak for or against this proposal may testify by Webex phone and video conference platform during the hearing, or by written comments, received prior to the hearing, either delivered in person to Donald City Hall 10710 Main Street in Donald, or by mail to the City of Donald PO BOX 388 Donald, OR 97020-0388. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the Planning Commission's decision to the Donald City Council or the Oregon Land Use Board of Appeals (LUBA).

A copy of all file documents and the applicable criteria are available for inspection at no cost, and copies will be provided at reasonable cost. A copy of the staff reports will be available at Donald City Hall at least seven (7) days prior to the public hearing and on the City's website, www.donaldoregon.gov. Requests for an interpreter, for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to City Hall. For further information, please contact City Hall at (503) 678-5543.